
Z-2525
CITY OF LAFAYETTE
(NORTH END OF THE MONON NEIGHBORHOOD)
R1B, R2 and R3 to R1U, R2U and R3U

STAFF REPORT
March 14, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:

The City of Lafayette, with support from the APC staff and APC Ordinance Committee, is requesting rezoning from the more suburban-style zones (R1B, R2 and R3) to the equivalent zones in the more urban-style (R1U, R2U and R3U). The location is residential properties within the north end of the Monon Neighborhood, more specifically, lots north of Schuyler, east of 18th and west of Sagamore Parkway, Lafayette, Fairfield (Longlois Reserve) 23-4. (Specifically, R1B to R1U, R2 to R2U, R3 to R3U.)

ZONING HISTORY AND AREA ZONING PATTERNS:

The zoning pattern in place today in the neighborhood is nearly unchanged from the historical 1968 zoning map of the city. The few differences include lots originally zoned R2 between 18th and 19th Streets that are now zoned GB and the northeast corner of 19th and Monon Avenue which was R2 and is now GB. These properties, like all GB-zoned lots in the area, were not included in this rezone request.

The R3-zoned property at the northeast corner of 18th and Monon Avenue was rezoned from R2 in 2000 (Z-1928). It is the only R3-zoned land within this request. One lot, located like a doughnut hole in the middle of this neighborhood, has been excepted out of this rezone because it is already zoned R1U. This property located at the northwest corner of Monon Avenue and 21st Street, was rezoned by the City in December 2012 (Z-2512) and served as a catalyst for this request, bringing the city and staff's attention to the other lots in Monon's north end.

AREA LAND USE PATTERNS:

The sole R3-zoned property, located at 2437 N. 18th Street has an apartment building. The R2 portions of the neighborhood may have a few duplexes, but the vast majority of the lots have single-family residences as do the R1B-zoned lots. According to a 1975 architectural survey completed by the Redevelopment Commission of Lafayette, "at least 24 Monon neighborhood structures were determined to have some degree of architectural significance."

TRAFFIC AND TRANSPORTATION:

Railroad Relocation played a big part in the current size and shape of the neighborhood, eliminating a number of houses, some of which were poorly maintained, and adding some landscaped areas along the northern and western edges of the neighborhood. The recent improvements to Sagamore Parkway also made the area smaller through

the purchase of right-of-way and some houses along the eastern border have been razed. (The platted lots north and east of the shaded area on the location map indicate the properties now used for railroad and highway right-of-way purposes.)

Schuyler Avenue is classified as a primary arterial by the adopted *Thoroughfare Plan*. In the R1B and R2 zones, primary arterials have a 60' building setback. All other streets within the neighborhood are classified as local roads with a 25' building setback in their current zoning districts. While setback standards are different, the required parking standards are the same in the existing zoning districts and the three proposed zones.

STAFF COMMENTS:

Opening in 1892, the Monon Shops were Lafayette's largest employer for four decades and had a major impact on residential development of the north end. This portion of the Monon Neighborhood was platted in 1894 and construction of single-family homes, many for the workers at the Shops, quickly followed.

The recorded plat for the neighborhood created lots that were slightly larger than what was typical for that time period. Most of the lots have a lot width of 50' and a lot area of 6,250 square feet; both dimensions meet our current high-density, yet suburban-style R1B zone standards. (They don't, however, meet the current R2 zone standards, which require lot widths of 60' and lot areas of 7500 square feet.)

The reason staff and the city supports this request for "U" zoning in the north end is not based on the size of the platted lots, but rather the building setback used at the time the houses were constructed. The houses were generally built between 15 and 20' from the right-of-way line; this meets the 15' setback the R1U, R2U and R3U zone permits. Schuyler has a 60' building setback in the R1B zone; in the R1U zone that changes to 15'. Most homes that line Schuyler cannot meet the 60' requirement, but can easily meet the 15' standard. This rezone request would eliminate a great number of noncomplying setbacks in the neighborhood and would decrease the number of setback variances needed to repair or replace homes if that would ever become necessary (for example, if a fire, tornado, or some other major catastrophe were to happen).

The city has twice mailed letters to all of the property owners affected by this request: the first letter was an invitation to a meeting where APC staff presented the pros and cons of this rezone. Eleven people were in attendance; everyone supported the proposed rezoning. This proposal was also discussed at Ordinance Committee in February and a second letter was mailed by the city informing owners of the date and time of the March APC meeting. A side-by-side comparison of R1B/R1U and R2/R2U zones is attached.

Staff believes this request will only serve to benefit the existing homes within the north end and supports the city's request for urban zoning.

STAFF RECOMMENDATION:

Approval

Comparison of the Current Zone Requirements, the Proposed Zone Requirements, and the Typical Developed Lot within that Zone in the North End of Monon Neighborhood

Standards	Current R1B zone requirements	Proposed R1U zone requirements	Typical Developed Lot within R1B
Minimum Lot Width	50'	40'	50'
Minimum Lot Area	6000 sq.ft.	4000 sq.ft.	6250'
Maximum Lot coverage	35%	40%	30%
Minimum Vegetative coverage	35%	30%	40%
Setback from Schuyler and US 52 frontages	60'	15'	15' to 20' typical (3' shortest, 81' longest)
Setbacks from all other streets	25'	15'	5' to 20' typical
Rear setback (house)	25'	20'	Varies widely
Rear setback (detached garage)	4' (adj. to 12' alley)	3' (adj. to 12' alley)	Generally less than 5'
Side setback (house)	5'	6'	Generally less than 10'
Side setback (detached garage)	5'	4'	Generally less than 5'

Standards	Current R2 zone requirements	Proposed R2U zone requirements	Typical Developed Lot within R2
Minimum Lot Width	60'	40' (60' for duplex)	50'
Minimum Lot Area	7500 sq.ft.	4000 sq.ft. (6000 for duplex)	6250'
Maximum Lot coverage	30%	35%	30%
Minimum Vegetative coverage	30%	30%	40%
Setback from Schuyler	60'	15'	Only 1 lot: 4'
Setbacks from all other streets	25'	15'	15' to 22' typical (4' shortest, 53' longest)
Rear setback (house)	25'	20'	Varies widely
Rear setback (detached garage)	4' (adj. to 12' alley)	3' (adj. to 12' alley)	Generally less than 5'
Side setback (house)	6'	6'	Generally less than 10'
Side setback (detached garage)	6'	4'	Generally less than 5'

There is no difference in parking standards between R1B and R1U zones, nor is there any difference between R2 and R2U zones. The only differences in the Permitted Use Table of the Unified Zoning Ordinance between the R1B/R2 zones and the U zones are negligible. They include: crop production, forestry, swimming clubs, tennis clubs, and colleges. These uses are permitted in R1B and R2 but not in the R1U or the R2U zones.